

# Agenda

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## East Area Planning Committee

Date: **Wednesday 8 January 2014**

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Time: **6.00 pm**

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Place: **Assembly Room, Town Hall**

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For any further information please contact:

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# East Area Planning Committee

## Membership

<b>Chair</b>	<b>Councillor Roy Darke</b>	Headington Hill and Northway;
<b>Vice-Chair</b>	<b>Councillor David Rundle</b>	Headington;
	<b>Councillor Mohammed Altaf-Khan</b>	Headington Hill and Northway;
	<b>Councillor Mary Clarkson</b>	Marston;
	<b>Councillor Van Coulter</b>	Barton and Sandhills;
	<b>Councillor Sam Hollick</b>	Holywell;
	<b>Councillor Ben Lloyd-Shogbesan</b>	Lye Valley;
	<b>Councillor Helen O'Hara</b>	Cowley;
	<b>Councillor Michele Paule</b>	Rose Hill and Iffley;

The quorum for this meeting is five members. Substitutes are permitted.

### **HOW TO OBTAIN AGENDA**

In order to reduce the use of resources, our carbon footprint and our costs we will no longer produce paper copies of agenda over and above our minimum internal and Council member requirement. Paper copies may be looked at the Town Hall Reception and at Customer Services, St Aldate's and at the Westgate Library

A copy of the agenda may be:-

- Viewed on our website – [mycouncil.oxford.gov.uk](http://mycouncil.oxford.gov.uk)
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# AGENDA

## Pages

**1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

**2 DECLARATIONS OF INTEREST**

**3 OXFORD STADIUM, SANDY LANE : 13/00302/FUL**

The Head of City Development has submitted a report which details a planning application to demolish the existing structures. Erection of 220 x residential units (37 x 1 bed flats, 43 x 2 bed flats, 24 x 2 bed houses, 90 x 3 bed houses, 26 x 4 bed houses) (use class C3 - single family dwellings), new site accesses, parking, landscaping, public open space and ancillary works.

**This report will be published separately.**

**4 HEADINGTON SCHOOL, HEADINGTON ROAD: 13/02697/FUL**

1 - 14

The Head of City Development has submitted a report which details a planning application to remove the existing portacabin and temporary buildings. Extension to existing sports hall to provide dance studio and fitness suite. Provision of replacement car parking and external works.

**Officer recommendation:** That the Committee APPROVE the planning application subject to the following conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples in Conservation Area
- 4 Landscape plan required
- 5 Landscape carried out after completion
- 6 No felling lopping cutting of any trees
- 7 Tree Protection Plan (TPP) 1
- 8 Arboricultural Method Statement (AMS) 1
- 9 Details of construction plant storage on site
- 10 Details of parking area – including method of construction
- 11 Archaeology - Implementation of programme of investigation
- 12 Construction Traffic Management Plan
- 13 Details of Biodiversity Enhancements
- 14 Details of Sustainability Measures
- 15 Ground resurfacing - SUDS compliant
- 16 Community use of facilities

**5 BMW UK MANUFACTURING LTD, GARSINGTON ROAD:  
13/02607/FUL**

15 - 22

The Head of City Development has submitted a report which details a planning application to construct in two phases a single storey Test Track

weather resistant enclosure adjacent the existing railway lines

**Officer recommendation:** That the Committee APPROVE the planning application subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of materials
- 4 Proposal to adopt Sustainable Urban Drainage techniques
- 5 Contaminated Land Watching Brief

**6 9 KNIGHTS ROAD: 13/02946/CT3**

23 - 26

The Head of City Development has submitted a report which details a planning application for a change of use from tattoo parlour (Sui Generis) to Use Class A1 (retail).

**Officer recommendation:** To APPROVE the planning application subject to the following condition:

- 1 Development begun within time limit

**7 PLANNING APPEALS**

27 - 32

To receive information on planning appeals received and determined during November 2013

The Committee is asked to note this information.

**8 MINUTES**

33 - 36

Minutes from 4 December 2013

**Recommendation:** That the minutes of the meeting held on 4 December 2013 be APPROVED as a true and accurate record.

**9 FORTHCOMING APPLICATIONS**

The following items are listed for information. They are not for discussion at this meeting.

- 13/01553/CT3: Eastern House, Eastern Avenue
- 13/01555/CT3: Land East of Warren Crescent
- 13/02410/FUL: 7 Sheepway Court.
- 13/02638/FUL: BP Garage, 281 Abingdon Road
- 13/3192/CT3: Blackbird Leys Leisure Centre
- 13/03221/VAR: 35 Barton Road
- 13/03117/FUL: 291 Cowley Road
- 13/02866/VAR: Site of 21 and 23 Temple Road

13/02818/FUL: 11 Crescent Road

**10 DATES OF FUTURE MEETINGS**

The Committee NOTES the following future meeting dates:

Thursday 9 January if necessary

Wednesday 5 February and (Thursday 13 February if necessary)

Wednesday 5 March and (Thursday 13 March if necessary)

Wednesday 2 April and (Thursday 10 April if necessary)

## **DECLARING INTERESTS**

### **General duty**

You must declare any disclosable pecuniary interests when the meeting reaches the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you.

### **What is a disclosable pecuniary interest?**

Disclosable pecuniary interests relate to your\* employment; sponsorship (ie payment for expenses incurred by you in carrying out your duties as a councillor or towards your election expenses); contracts; land in the Council's area; licenses for land in the Council's area; corporate tenancies; and securities. These declarations must be recorded in each councillor's Register of Interests which is publicly available on the Council's website.

### **Declaring an interest**

Where any matter disclosed in your Register of Interests is being considered at a meeting, you must declare that you have an interest. You should also disclose the nature as well as the existence of the interest.

If you have a disclosable pecuniary interest, after having declared it at the meeting you must not participate in discussion or voting on the item and must withdraw from the meeting whilst the matter is discussed.

### **Members' Code of Conduct and public perception**

Even if you do not have a disclosable pecuniary interest in a matter, the Members' Code of Conduct says that a member "must serve only the public interest and must never improperly confer an advantage or disadvantage on any person including yourself" and that "you must not place yourself in situations where your honesty and integrity may be questioned". What this means is that the matter of interests must be viewed within the context of the Code as a whole and regard should continue to be paid to the perception of the public.

\*Disclosable pecuniary interests that must be declared are not only those of the member her or himself but also those member's spouse, civil partner or person they are living with as husband or wife or as if they were civil partners..

## **CODE OF PRACTICE FOR DEALING WITH PLANNING APPLICATIONS AT AREA PLANNING COMMITTEES AND PLANNING REVIEW COMMITTEE**

Planning controls the development and use of land in the public interest. Applications must be determined in accordance with the Council's adopted policies, unless material planning considerations indicate otherwise. The Committee must be conducted in an orderly, fair and impartial manner.

The following minimum standards of practice will be followed. A full Planning Code of Practice is contained in the Council's Constitution.

1. All Members will have pre-read the officers' report. Members are also encouraged to view any supporting material and to visit the site if they feel that would be helpful
2. At the meeting the Chair will draw attention to this code of practice. The Chair will also explain who is entitled to vote.
3. The sequence for each application discussed at Committee shall be as follows:-

- (a) the Planning Officer will introduce it with a short presentation;
- (b) any objectors may speak for up to 5 minutes in total;
- (c) any supporters may speak for up to 5 minutes in total;

Speaking times may be extended by the Chair, provided that equal time is given to both sides. Any non-voting City Councillors and/or Parish and County Councillors who may wish to speak for or against the application will have to do so as part of the two 5-minute slots mentioned above;

- (d) voting members of the Committee may raise questions (which shall be directed via the Chair to the lead officer presenting the application, who may pass them to other relevant Officer/s and/or other speaker/s); and

- (e) voting members will debate and determine the application.

4. Members of the public wishing to speak must send an e-mail to [\*\*wreed@oxford.gov.uk\*\*](mailto:wreed@oxford.gov.uk) giving details of your name, the application/agenda item you wish to speak on and whether you are objecting to or supporting the application or complete a 'Planning Speakers' form obtainable at the meeting and hand it to the Democratic Services Officer or the Chair at the beginning of the meeting.
5. All representations should be heard in silence and without interruption. The Chair will not permit disruptive behaviour. Members of the public are reminded that if the meeting is not allowed to proceed in an orderly manner then the Chair will withdraw the opportunity to address the Committee. The Committee is a meeting held in public, not a public meeting.
6. Members of the public are reminded that the recording of the meeting (audio or visual) is not permitted without the consent of the Committee, which should be sought via the Chair.
7. Members should not:-
  - (a) rely on considerations which are not material planning considerations in law;
  - (b) question the personal integrity or professionalism of officers in public;
  - (c) proceed to a vote if minded to determine an application against officer's recommendation until the reasons for that decision have been formulated; and
  - (d) seek to re-design, or negotiate amendments to, an application. The Committee must determine applications as they stand and may impose appropriate conditions.